063.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,500 / 791,500
					USE VALUE:	791,500 / 791,500
					ASSESSED:	791,500 / 791,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		RUSSELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMES CHRISTOPHER JOHN
Owner 2:	AMES AMELIA HOLLANDER
Owner 3:	
Street 1:	28 RUSSELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GROSS PATRICIA H/ LIFE ESTATE -
Owner 2:	-
Street 1:	28 RUSSELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,200 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 2360 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8200.000	325,300		466,200	791,500
Total Card	0.188	325,300		466,200	791,500
Total Parcel	0.188	325,300		466,200	791,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.38 | /Parcel: 335.3

Legal Description

User Acct

41010

GIS Ref

GIS Ref

Insp Date

11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 063.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,400	0	8,200.	466,200	791,600	791,600	Year End Roll	12/18/2019
2019	101	FV	253,000	0	8,200.	466,200	719,200	719,200	Year End Roll	1/3/2019
2018	101	FV	253,000	0	8,200.	313,000	566,000	566,000	Year End Roll	12/20/2017
2017	101	FV	253,000	0	8,200.	299,700	552,700	552,700	Year End Roll	1/3/2017
2016	101	FV	253,000	0	8,200.	273,100	526,100	526,100	Year End	1/4/2016
2015	101	FV	238,200	0	8,200.	219,800	458,000	458,000	Year End Roll	12/11/2014
2014	101	FV	238,200	0	8,200.	196,500	434,700	434,700	Year End Roll	12/16/2013
2013	101	FV	235,600	0	8,200.	186,500	422,100	422,100		12/13/2012

!5521!

PRINT

Date	Time
12/10/20	20:24:13

LAST REV

Date	Time
02/25/20	15:33:50

danam

5521

USER DEFINED

Prior Id # 1:	41010
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GROSS PATRICIA	72886-302	1	7/8/2019	Convenience	1	No	No		
GROSS PATRICIA	59681-598		8/3/2012	Convenience	1	No	No		
	11824-562		4/24/1970		28,250	No	No		Louis Gross dod 3/26/98

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2019	1779	Siding	36,250	C				
1/30/2013	140	Redo Kit	30,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
5/21/2013	Info Fm Prmt	EMK	Ellen K
5/15/2009	Measured	372	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8200		Sq. Ft.	Site		0	70.	0.81	11									466,203						466,200	

Total AC/HA: 0.18825 | Total SF/SM: 8200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 466,203 | Spl Credit | Total: 466,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09491527
Const Adj.:	0.98010004
Adj $ / SQ:	139.506
Other Features:	73000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471402
Depreciation:	146135
Depreciated Total:	325268

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

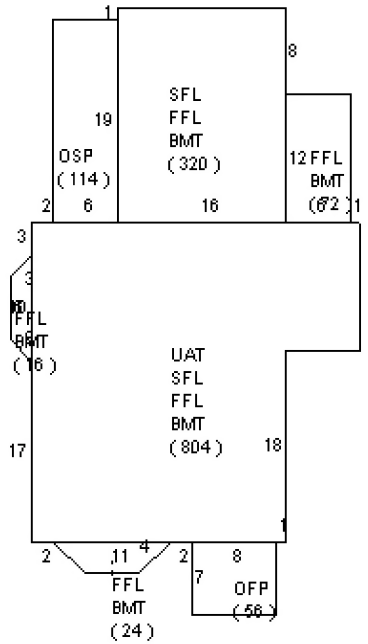
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	139.51
Special Features:	0	Val/Su Net:	82.00
Final Total:	325300	Val/Su SzAd	137.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,236	41.850	51,729
FFL	First Floor	1,236	139.510	172,430
SFL	Second Floor	1,124	139.510	156,805
UAT	Upper Attic	201	55.800	11,216
OSP	Screen Porch	114	33.390	3,807
OFP	Open Porch	56	43.120	2,415

	Net Sketched Area:	3,967		Total:	398,402
Size Ad	2360	Gross Are	4570	FinArea	2360

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

063.0-0005-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	